

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 21 February 2017

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Mr Andy Bates

Ward:
Highlands

Ref: 16/01390/RE3

Category: LBE - Dev by others

LOCATION: 164 Lavender Hill, Enfield, EN2 8RP,

PROPOSAL: Conversion of single family dwelling into 4 x 2 bed self contained flats, involving 2-storey side extension, single storey rear extension and rear dormers.

Applicant Name & Address:

Mr Detlev Munster
c/o Civic Centre
Enfield
London
EN1 3XE
United Kingdom

Agent Name & Address:

Mr Colin Finlayson
Strategic Property Services
Civic Centre
Enfield
London
EN1 3XE
United Kingdom

RECOMMENDATION:

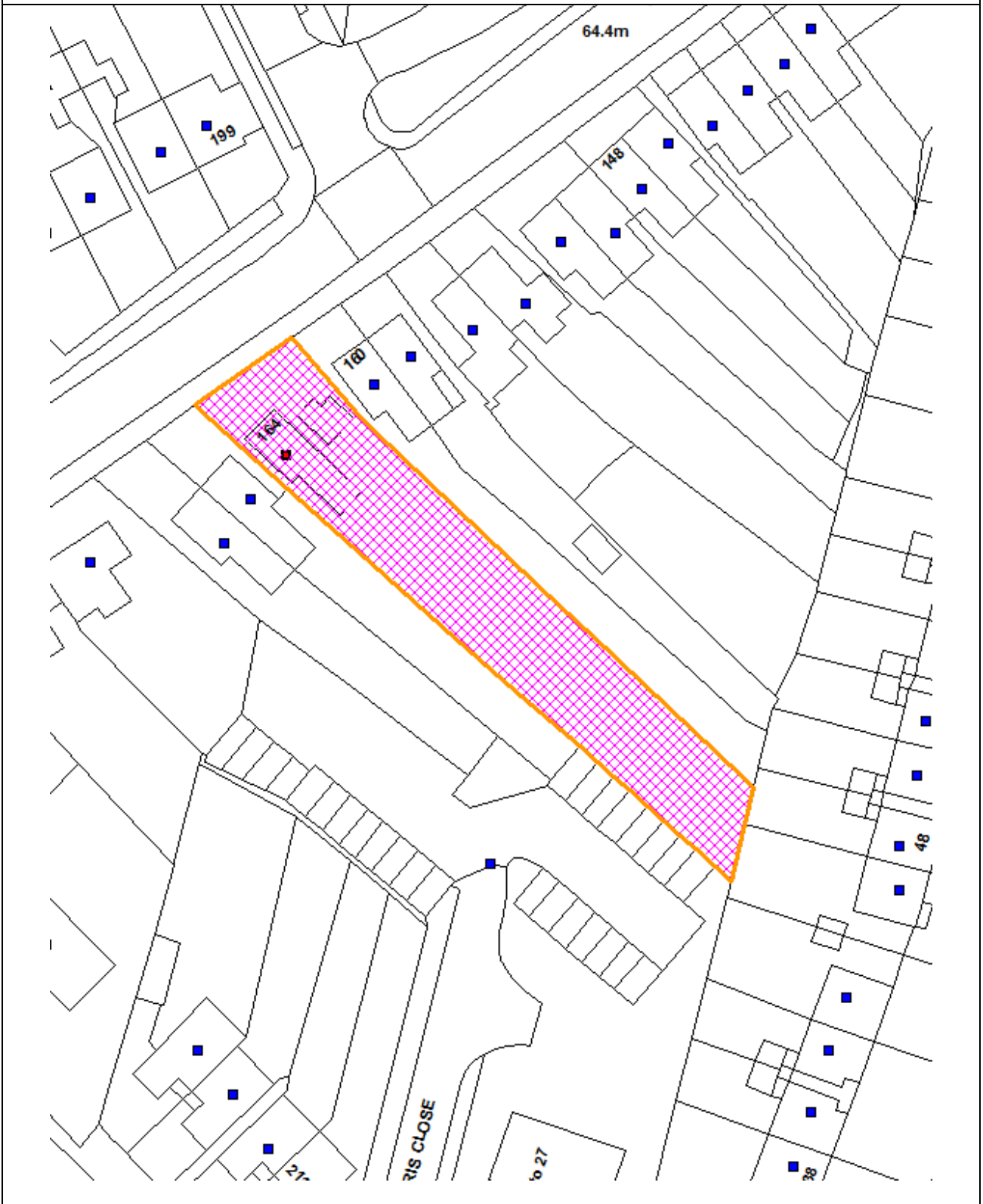
It is recommended that the application is **APPROVED** subject to conditions.

Note for Members:

The application was deferred at the Planning Committee of 29 November 2016 at the request of Councillors in order to allow additional information to be provided in terms of the relationship of the application property to neighbouring buildings.

Applications of this nature would normally be considered under delegated powers, but at a previous Planning Committee that considered a Housing Gateway scheme it was requested that all future similar proposals from the applicant that generate objections are considered by Committee.

Ref: 16/01390/RE3 LOCATION: 164 Lavender Hill, Enfield, EN2 8RP,



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Scale 1:1250

North



Application: 16/01390/RE3
Address: 164 Lavender Hill, Enfield, EN2 8RP
Proposal: Erection of 2-storey side extension, single storey rear extension and rear dormers, conversion of extended single family dwelling into four (4) bed self-contained flats (3 x 2-bed & 1 x 3-bed).
Officer: Patrick Brennan

1. Site and Surroundings

- 1.1 The subject site is located on the southern side of Lavender Hill, between Holtwhites Hill and Shooters Road. The site is a regular shape and is occupied by a two-storey detached dwelling.
- 1.2 The site is located within an established residential area. Surrounding dwellings to on the southern side of Lavender Hill generally consist of two-storey semi-detached and terraced dwellings of a similar form with rear gardens. Dwellings opposite the site to the north consist of larger two-storey semi-detached dwellings with pitched roofs, bay windows and similar architectural detailing.
- 1.3 The site is not located within a conservation area and does not contain a listed building.

2. Proposal

- 2.1 The application seeks planning permission for erection of 2-storey side extension, single storey rear extension and rear dormers, conversion of extended single family dwelling into four (4) bed self-contained flats (3 x 2-bed & 1 x 3-bed).
- 2.2 The proposal effectively involves the construction of an additional dwelling to adjoin the existing dwelling, so that the two properties form a pair, each featuring two flats.

3. Relevant Planning Decisions

- 3.1 None.

4. Consultations

4.1 Statutory and non-statutory consultees

External

- 4.1.1 None.

Internal

Traffic and Transportation

- 4.1.2 Traffic and Transportation initially raised concerns with the proposal in relation to parking. However, have further considered the proposal and having taken account of parking conditions in the locality they now do not wish to object.
- 4.1.3 Reinstatement of the existing dropped kerb and the consequent provision of the on street space would be acceptable to mitigate increased parking impact. It would be possible to provide another space on street as the length available when the crossover is built up would be just under 12.0m for 2xspaces meaning 4xspaces across the whole of the bays.
- 4.1.4 T&T would not object to allowing the four proposed units a CPZ permit, as the existing figures for permit uptake show there is consistently a surplus of spaces available compared to permits issued over the last four years. Given the low PTAL and the proximity of the property to the CPZ boundary, it is considered that not allowing permits is considered to be likely to just displace any car ownership to outside the boundary as opposed to prevent it altogether.
- 4.1.5 For the information of Members Housing Gateway has also provided information in relation to the number of permits issued within the surrounding Controlled Parking Zone (CPZ) between 2012/2013 to the present, which indicates that the number of permits issued within the CPZ has remained relatively stable over this period, indeed, there has been a small decline.

4.1.4 The number of permits issued is as follows:

Year	Resident Permits	Business Permits	Visitor scratchcards	Total
Gordon Hill 15/16	60	1	54	115
Gordon Hill 14/15	66	1	53	120
Gordon Hill 13/14	63	2	58	123
Gordon Hill 12/13	63	3	62	128

4.2 Public response

- 4.2.1 Letters were originally sent to eight (8) adjoining and surrounding properties.
- 4.2.2 In response, **five (5) objections** were received.
- 4.2.3 The grounds of objection can be summarised as follows:
- Insufficient car parking provision;
 - Insufficient bin storage;
 - Loss of light and impact on privacy for adjoining property to east (160 Lavender Hill);
 - Impacts during construction of proposed development and Chase Farm redevelopment.
- 4.2.4 A response to these matters is provided in Section 6 of this report.
- 4.2.5 It is noted that the development description shown on the original letters sent to surrounding neighbours suggested that the proposal was for four (4) two-bed

dwelling, rather than three (3) two-bedroom dwellings and one (1) three-bedroom dwelling. This has not prejudiced any of the interested parties in any way.

REVISED PLANS

- 4.2.6 On receipt of the additional information, including the BRE Sunlight & Daylight report, all neighbours were formally re-consulted about the proposal on 24 January 2017 and given 14 days to respond (expiry date: 7 February 2017). At the time of drafting this report, no additional representations have been received.

5.0 Relevant Policy

5.1 London Plan (2016)

Policy 3.3 – Increasing housing supply
Policy 3.4 – Optimising housing potential
Policy 3.5 – Quality and design of housing development
Policy 3.8 – Housing choice
Policy 3.10 – Definition of affordable housing
Policy 3.11 – Affordable housing targets
Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 – Affordable housing thresholds
Policy 5.1 - Climate change mitigation
Policy 5.2 - Minimising carbon dioxide emissions
Policy 5.3 - Sustainable design and construction
Policy 5.7 - Renewable energy
Policy 5.9 – Overheating and cooling
Policy 5.10 – Urban greening
Policy 5.11 – Green roofs and development site environs
Policy 5.13 - Sustainable drainage
Policy 5.14 - Water quality and wastewater infrastructure
Policy 5.15 - Water use and supplies
Policy 5.16 - Waste self sufficiency
Policy 6.3 – Assessing effects of development on transport capacity
Policy 6.9 – Cycling
Policy 6.10 - Walking
Policy 6.13 - Parking
Policy 7.1 - Building London's neighbours and communities
Policy 7.2 – An inclusive environment
Policy 7.3 – Designing out crime
Policy 7.4 - Local character
Policy 7.6 – Architecture
Policy 8.2 – Planning obligations
Policy 8.3 – Community infrastructure levy

5.2 Core Strategy (adopted October 2010)

CP2 Housing Supply and Locations for New Homes
CP3 Affordable Housing
CP4 Housing Quality
CP5 Housing Types
CP20 - Sustainable Energy use and Energy Infrastructure

CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP22 - Delivering Sustainable Waste Management
CP24 - The Road Network
CP25 - Pedestrians and Cyclists
CP30 - Maintaining and Improving the Quality of the Built and Open Environment
CP32 – Pollution
CP36 - Biodiversity
CP46 - Infrastructure Contributions

5.3 Development Management Document (adopted November 2014)

DMD2 - Affordable Housing for Developments of less than 10 units
DMD3 - Providing a Mix of Different Sized Homes
DMD6 - Residential Character
DMD8 - General Standards for New Residential Development
DMD9 - Amenity Space
DMD10 – Distancing
DMD11 – Rear Extensions
DMD14 – Side Extensions
DMD15 – Specialist Housing Needs
DMD37 - Achieving High Quality and Design-Led Development
DMD45 - Parking Standards and Layout
DMD47 – New roads, access and servicing
DMD49 - Sustainable Design and Construction Statements
DMD50 – Environmental assessment methods
DMD51 – Energy efficiency standards
DMD58 - Water Efficiency
DMD59 – Avoiding and Reducing Flood Risk
DMD61 – Managing surface water
DMD64 – Pollution Control and Assessment
DMD66 – Land Contamination and Instability
DMD68 – Noise
DMD79 – Ecological enhancements
DMD81 - Landscaping

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
London Plan Housing SPG
Housing SPG
Affordable Housing SPG
Enfield Market Housing Assessment
Section 106 SPD

Analysis

- 6.1.1 The adopted policies encourage the provision of new housing. However, proposals must also be assessed in relation to material considerations such as impact on the character of the surrounding area and impact on the neighbours' amenity.

6.1.2 Having regard to the nature of the proposed development and the relevant planning policy, it is considered that the key issues in the assessment of this application relate to:

- Principle of development
- Impact on local character
- Housing mix
- Floor area and quality of accommodation
- Amenity space
- Impact on neighbouring amenity
- Access and car parking
- Impact on trees
- Tenure.

6.1.3 An assessment in relation to each is provided below.

Introduction

At the 29 November 2016 Planning Committee the pertinent issue that arose through discussion was the relationship with the neighbouring house and the application proposal. The submitted information that was provided at that time did not specifically show the neighbour or the windows within the building and this was a criticism raised by the occupier of No.160 Lavender Hill.

In response Members indicated that they would like an analysis of the impact of the development on each of the windows next door to respond to the specific objections that were raised.

Following the Committee decision to defer the above application, the applicants have now provided a BRE Sunlight and Daylight report regarding the relationship of the development proposals with adjacent and nearby properties which was something specifically requested by the occupier of No.160. The report concludes that the proposed design meets the recommendations as set out in the BRE Guide. In addition, a detailed analysis of the likely impact of the proposal has now been undertaken and submitted drawings now plot the adjoining properties.

The daylight and sunlight study aimed to assess the impact of the development on the light receivable by the neighbouring properties at 160, 166, 199, 201, 303 and 205 Lavender Hill and included a window key in Appendix 1 which identifies the windows analysed in this study. Appendix 2 of the report gives the numerical results of the various tests and the results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The report also concludes that the development satisfies the BRE overshadowing to gardens and open spaces requirements.

For the information of Councillors, the report concludes that the proposed development satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight.'

Principle of development

6.1.4 The application has been submitted by Housing Gateway Limited (HGL) a company that was established in 2014 by Enfield Council to help reduce the Borough's housing pressures. The company is responsible for acquiring and managing a property

portfolio that can be used for the Council to discharge its statutory duties to provide temporary accommodation. One of the objectives of HGL is to add to the Borough wide housing stock available for rental. HGL is seeking to improve the quality, availability and security of rented accommodation for Enfield residents including those at risk of homelessness. The key aims of HGL are to:

- (i) increase the supply of cost effective private rented accommodation that can be accessed by Enfield Council to reduce budget pressures;
- (ii) secure local properties for local people;
- (iii) set exemplary landlord standards with well managed and maintained accommodation.

6.1.5 Policy 3.4 of the London Plan promotes the optimisation of housing output within different types of location. Policy 3.8 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. The proposal would be compatible with these policies, in addition to Policy CP2 of the Core Strategy and Policy DMD3 of The DMD, insofar as it would add to the Borough's housing stock.

6.1.6 In terms of housing need, the Council's Core Strategy seeks to ensure new developments offer a range of housing sizes to meet housing need. The Core Strategy policy is based on evidence from the research undertaken by Ecotec. The findings of Ecotec's research, Enfield Strategic Housing Market Assessment (February 2010), demonstrates a shortage of houses of all sizes, particularly houses with three or more bedrooms across owner occupier, social and private rented sectors. There is a high demand for temporary accommodation in the Borough and particularly a need for two and three bed accommodation.

6.1.7 In terms of specialist housing needs Policy DMD15 of the DMD states that development will only be permitted if the following criteria is met:

- a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;
- b. The property is suitable for such a use and would not result in an over intensive use of the site;
- c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';
- d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;
- e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard 'General Standards for new development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and
- f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.

6.1.8 The proposed development in providing temporary accommodation for those with urgent housing needs would meet an identified housing need in the Borough and, therefore, the principle of the development is considered acceptable. However in the determination of applications for provision of new dwellings and assessing the

subject scheme against Policy DMD15, the Council has a number of standards that must be met for the development to be considered acceptable. These comprise a minimum floor area of the proposed unit, car parking provision and amenity space provision.

- 6.1.9 Regard must also be given to the relevant policies within the Enfield Local Plan that seek to, in particular, protect the residential amenities of the neighbouring and future occupiers, the character and appearance of areas, and have appropriate regard to highway issues. These issues must be balanced with the requirement for new housing within the Borough, as set out above.
- 6.1.10 The subject site is located within an established residential area and the principle of residential development is considered acceptable. The proposal involves the conversion of the existing single family dwelling, and therefore Policy DMD 5 (Residential conversions) is a relevant consideration. DMD5 seeks to ensure that the number of conversions in a particular street does not exceed 20%. The policy also requires that individual clusters of converted premises should not exceed a 1 in 5 measure consecutively.
- 6.1.11 A survey of properties in the surrounding area reveals that the proposal would not result in the number of conversions in the street exceeding 20% and none of the properties within a consecutive row of five properties containing the site have been converted. The proposal would therefore comply with Part 1 of DMD 5.
- 6.1.12 Part 2 of DMD5 requires that *'For the conversion of existing family units into self-contained flats, compensatory provision for family accommodation (3 bedrooms +) is provided within the development'*. As explained elsewhere the proposal would provide a 3-bedroom dwelling and therefore would not conflict with this policy.

Impact on local character

- 6.1.13 The London Plan policy 7.6B states that all development proposals should be of the highest architectural quality which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation.
- 6.1.14 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. This is echoed in Policy DMD8 which seeks to ensure that development is high quality, sustainable, has regard for and enhances local character; and also Policy DMD37 which sets out criteria for achieving high quality and design led development.
- 6.1.15 Policy DMD14 seeks to ensure that extensions to the side of existing residential properties do not assist in creating a continuous façade of properties or a terracing effect out of character with the street scene. A minimum distance of 1 metre is required to be maintained between the flank wall of a two storey side extension and the site boundary of the property. The policy states that a greater distance may be required depending on the size and nature of the residential plots and to prevent adverse impacts on the street scene.
- 6.1.16 The proposal consists of the erection of a two-storey side extension to the building and the conversion of the extended single family dwelling into four (4) self-contained flats (3 x 2-bed & 1 x 3-bed), including a two-storey side extension, single storey rear extension and rear dormers.

- 6.1.17 As noted, the proposal effectively involves the construction of an additional building which would mirror the existing dwelling on site including new extensions in terms of its design and appearance. Indeed, the proposed new building would be identical to the existing dwelling, in terms of siting, height, scale, roof form and architectural detailing. The existing dwelling would be converted into two flats (1 x 2-bed & 1 x 3-bed) and the new building would also feature two flats (2 x 2-bed). It is considered that this is an acceptable approach. Details are to be controlled by condition.
- 6.1.18 Policy DMD 6 requires that *'The scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies'* and Policy DMD 8 states that new residential development must *'Be of an appropriate scale, bulk and massing'*.
- 6.1.19 The surrounding area is residential and is generally characterised by two-storey semi-detached and terraced dwellings. Dwellings generally sit in pairs, or groups of approximately four to six dwellings. In this context, the subject site is something of an anomaly, as it is the only fully detached dwelling in the immediate surrounding area. It is possible that the existing garden space to the east of the existing dwelling was previously occupied by a dwelling which has been demolished, or was previously intended to be developed, however a review of the Council's planning history cannot confirm either of these possibilities and the proposal needs to be dealt with on the basis of up-to-date planning guidance.

Side extension

- 6.1.20 As noted, the proposed side extension would in effect constitute a new dwelling which would be identical to the existing dwelling on the site, albeit mirrored, and with additional extensions.
- 6.1.21 The surrounding pattern of development features a number of examples of two-storey semi-detached dwellings in pairs, including the two pairs of properties to the east and west. Having regard to the above and the predominant character of two-storey detached and terraced dwellings within the area, and given that the proposal would be almost identical to the existing dwelling on site in terms of height, scale and design, it is considered that the proposed development would sit comfortably within the Lavender Hill streetscene and would not cause any adverse impacts on the character of the area. Policy DMD14 seeks to ensure that extensions to the side of existing residential properties do not assist in creating a continuous façade of properties or a terracing effect out of character with the street scene. A minimum distance of 1 metre is required to be maintained between the flank wall of a two storey side extension and the site boundary of the property. The policy states that a greater distance may be required depending on the size and nature of the residential plots and to prevent adverse impacts on the street scene. This proposal complies with the DMD in this respect.

Single storey rear extensions

- 6.1.22 Policy DMD 11 relates to 'Rear Extensions' and requires that single-storey extensions must not exceed 3m in depth beyond the original rear wall for terraced and semi-detached dwellings and must not exceed a line taken at 45-degrees from the mid-point of the nearest original ground floor window to any of the adjacent properties.

6.1.23 The proposed rear extensions would have a depth of 4m, and would therefore comply with DMD 11.

Rear dormers

6.1.24 Part 1 of Policy DMD 13 (Roof Extensions) requires that roof extensions must:

- a. *Be of an appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm);*
- b. *Be in keeping with the character of the property, and not dominant when viewed from the surrounding area;*

6.1.25 The proposed rear dormers would sit below the ridgeline and above and eaves, however they would be full width and therefore would technically be in conflict with DMD 13. While the Council seeks to avoid full width dormers given the visual impact that they can have on an area, regard must be had to the character and appearance of the particular locality. In this case, having considered the context of the application site and the form of surrounding rear dormers, there are a number of examples of full width and/or full height dormers nearby, including the pair of dwellings to the east. In these circumstances, it is considered that the proposed dormers would not adversely affect the character of the area to such a degree that it would be reasonable to withhold consent. The proposed dormers would still sit within the roof plane, so as to minimise as far as possible the creation of a dominant feature, and in this instance are considered to be, on balance, acceptable.

Front rooflights

6.1.26 The proposed front rooflights will assist to facilitate the use of the roof space as accommodation, and it is considered that they would not result in any adverse impacts on the overall appearance of the development, noting that there are a number of examples of other properties to the east and west with front rooflights similar to that proposed by this application.

Housing mix

6.1.27 Core Strategy Policy CP 5 requires that new development should provide a mix of different sized homes, and sets the following targets for different sized housing:

20%	1 & 2 bed flats (1-3 Persons)
15 %	2 bed houses (4 persons)
45 %	3 bed houses (5-6persons)
20%	4+ bed house (6 + persons)

6.1.28 CP 5 is supported by DMD 3 which requires that '*Development of less than 10 units should contribute towards meeting these targets by providing a mix of different sizes homes, including family sized accommodation*'.

6.1.29 The proposal would involve the provision of three two-bedroom units and one three-bedroom unit as compensatory provision for the existing family sized unit. The proposal would therefore contribute to the Council's housing targets in accordance with CP 5 and DMD 3.

Floor area and quality of accommodation

- 6.1.30 The provision of good quality housing is a key aspect of the Council's housing policy. One of the Council's strategic objectives set out in the adopted Core Strategy is to provide new homes that are of exemplary space and design standards to meet the aspirations of local people. Policy CP4 states that high quality design and sustainability will be required for all new homes. Policy DMD8 requires developments to provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide.
- 6.1.31 On 27th March 2015 a written ministerial statement (WMS) was published outlining the government's policy position in relation to the Housing Standards Review. The statement indicated that as of the 1 of October 2015 existing Local Plans, neighbourhood plan, and supplementary planning document policies relating to water efficiency, access and internal space should be interpreted by reference to the nearest equivalent new national technical standard. Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.
- 6.1.32 DMD5 and DMD8 of the Development Management Document and Policy 3.5 of the London Plan set minimum internal space standards for residential development. In accordance with the provisions of the WMS, the presence of these Policies within the adopted Local Plan is such that the new Technical Housing Standards – Nationally Described Space Standard would apply to all residential developments within the Borough. It is noted that the London Plan is currently subject to Examination, with Proposed Alterations currently being considered which seek to reflect the Nationally Described Space Standards.
- 6.1.33 Notwithstanding the fact that the existing Development Plan Policies broadly align with the new technical standards and in acknowledgement of London Plan review process, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy.
- 6.1.34 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal.
- 6.1.35 Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including Policies DMD5, DMD8 and 3.5 which requires that all new residential development attain a minimum internal floor area across all schemes and remain a material consideration. DMD 8 requires that new residential development must *'meet or exceed minimum space standards in the London Plan and London Housing Design Guide'*.
- 6.1.36 However, since the adoption of the Council's Development Management Document, the minimum space standards within the London Plan and London Housing Design Guide and have been superseded by the nationally described space standards (March 2015). While the national standards are not significantly different to those prescribed in the London Plan and London Housing Design Guide, the national standards take precedence and should be applied.
- 6.1.37 The proposed dwellings will be expected to meet and where possible exceed these minimum standards and those contained within the nationally described space standard.

6.1.38 Gross Internal Area (GIA) excludes staircases, communal areas and any other area which is incapable of practical use. Additionally, each unit is required to be self-contained and have, inter alia, rooms of an adequate size and shape and feature its own entrance, kitchen and bathroom accommodation.

6.1.39 A summary of the various flat sizes proposed and the relevant national prescribed space standards requirement is set out below.

Flats	Dwelling type (bedroom (b) / persons-bedspaces (p))	Required GIA (sq.m) in National Housing Standards	GIA proposed (sq.m)
Unit 1 (2-bed GF)	2b3p	61	62.75
Unit 2 (2-bed GF)	2b4p	70	77.39
Unit 3 (2-bed 1&2 F)	3b4p	74	76.76
Unit 4 (3-bed 1&2 F)	2b3p	61	62.65

6.1.40 The submitted plans indicate that all of the proposed units would comply with the relevant minimum standards. It is noted that the applicant has provided amended plans showing a revised layout for the bedrooms within Unit 3 at second floor level, so that these bedrooms are both shown as single bedrooms.

Amenity space

6.1.41 DMD 9 relates to amenity space and sets out various space requirements dependent on the size of dwellings. None of the proposed dwellings would be provided with dedicated private amenity space, however Housing Gateway has advised that the rear garden will be a shared amenity space for the four separate units and will be managed on behalf of Housing Gateway for the tenants and will be the subject of a specific maintenance contract.

6.1.42 The rear garden is large and it is considered that this will provide sufficient amenity space for the proposed dwellings.

Impact on neighbouring amenity

This is the issue where additional work has been undertaken since the November 2016 deferral, with a full BRE Sunlight & Daylight Assessment now undertaken.

6.1.1 Any new development should not impact on the residential amenity of neighbouring residents. Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity. Policy DMD8 states that new developments should preserve amenity in terms of daylight, sunlight outlook, privacy, overlooking, noise and disturbance. The properties most likely to be impacted by the proposal are the two adjoining properties to the east (No. 160) and west (No. 166).

6.1.2 Policy DMD11 requires single storey rear extensions not to intrude into a 45 degree splay line when taken from the nearest original ground floor window to the boundary, and first floor rear extensions should not intrude into a 30 degree line when taken from the nearest original first floor window to the boundary.

- 6.1.3 In terms of the single storey rear extension there would be an intrusion into the 45 degree splay line when taken from the original rear window closest to the boundary from both of the neighbouring properties. However it is important to note that the extension would be similar to the existing arrangements in terms of its depth and siting which would help reduce any significant impact on the neighbouring properties. The proposed height and the use of a flat roof would also help reduce the dominance of the structure and any impact on the neighbours.
- 6.1.4 At first floor level the extension on the new element of the development has been reduced in depth as compared to the existing house so as to take account of the relationship with the most sensitive neighbour. Given the particular relationship between properties, the existing building line, the reduction in the depth of the rear extension and the separation distance between the two buildings, it is considered that the proposed development would not result in any demonstrable harm to the residential amenity of the neighbours. A condition would be attached to any permission preventing the insertion of any additional windows within the development to prevent the opportunity for overlooking to occur.

Daylight / sunlight

The property most likely to be impacted by the proposal in terms of daylight and sunlight is No. 160 Lavender Hill to the east.

- 6.1.5 In terms of the impacts on 166 to the west, while the proposed ground floor rear extension would cast some shadow towards to the west in the early morning, any impacts would be mitigated by the setback from the side property boundary and any additional shadows cast would not be significantly greater than the existing boundary fence. Furthermore, by late-morning/midday, the proposed rear extension would not cast any shadow to the west. These conclusions have now been supported through the submission of the technical BRE report.

Privacy / overlooking

- 6.1.6 The proposal does not feature any upper floor windows within the flank elevations which provide direct views into adjoining habitable room windows. While the upper floor rear facing windows at first floor level and within the rear dormers would enable some views of adjoining rear gardens, this is considered reasonable in an urban setting such as this, and would not result in any adverse impacts on neighbouring amenity in terms of privacy.

Visual bulk / outlook

The proposed side extension would obviously be built closer to the side boundary. However, given that the development would continue with the built form predominant in that area the majority of this wall, certainly at two storey level, would sit adjacent to the blank flank wall for the property to the east (No.160) and would not be visible. The proposed extension would be partly visible from the nearest first floor rear facing window within this property, but the proposal would feature a reduced first floor so would not intrude into a 30-degree line taken from the mid-point of the window within the adjoining property. On this basis it is considered that the impact on the most sensitive neighbour would be acceptable.

- 6.1.7 The development would not be visible from No. 166 to the west, given their location on the opposite side of the retained No.164, and would not, therefore, result in any adverse impacts in terms of visual bulk or outlook for this property.

Access and car parking

- 6.1.8 The London Plan, Core Strategy and DMD encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 6.1.9 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 6.1.10 The Parking Addendum to The London Plan sets out maximum parking standards for new development dependent upon their use and level of public transport accessibility. The site has a PTAL rating of 2. The London Plan recommends a maximum residential car parking standard of 1 - 1.5 spaces for a 3 bed unit.
- 6.1.11 Policy DMD46 states that vehicle crossovers and dropped kerbs that allow for off-street parking and access onto roads will only be permitted where it meets a certain criteria. Traffic and Transportation have been consulted on the removal of the existing vehicular access and have not raised any objection for the reasons explained above. The proposed parking provision and crossovers would not result in any material adverse effect on traffic flow and road safety, lead to increased pressures on on-street parking or affect the character of the area to warrant refusal of the application.
- 6.1.12 On the basis of the above parking arrangements, the existing on-street capacity within the locality and given the relatively stable numbers of permits issued for the surrounding CPZ in the last five years, the Council's Traffic and Transportation is satisfied that the proposal will not adversely impact on-street parking availability in the surrounding area, and has no objection to the proposal on traffic and transportation grounds.

Impact on trees

- 6.1.13 The proposal would not impact any trees or trees of high amenity value.

Tenure

Members may remember that when a previous Housing Gateway planning application (16/01391/RE3 - conversion of 84 Clydesdale, Ponders End into 1 x 2 bed and 1 x 3 bed self-contained dwellings, involving two storey side and part single part 2-storey rear extension) was considered at Planning Committee on 27 July 2016 there were discussions relating to the impact of the proposed tenure, specifically the social rented nature of the scheme, on the character of the locality.

It was requested by Members that discussions be held between Officers and the applicants to agree a condition which reflects the general purpose of the Housing Gateway initiative. The condition has now been agreed by all parties and is listed as condition 15 at the end of this report.

For information it reads:

“An occupation strategy confirming the nature of the proposed residential occupation for this property, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The development shall be maintained in accordance with the details approved thereafter unless otherwise agreed in writing.

Reason: To ensure the use of the property meets an identified housing need from the Council’s temporary housing list in particular, the need to provide accommodation for single family households in line with Policies CP2 and CP3 and Policies DMD2, DMD3 and DMD15 of the Development Management Document”.

7.0 Conclusions

- 7.1 The proposed development would contribute to meeting the need to increase housing stock in the borough, particularly temporary accommodation for people with urgent house needs. The development would not significantly impact on the amenities of nearby residential properties or the subject dwellings, detract from the character and appearance of the surrounding area, result in a substandard quality of accommodation or give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways. Subject to the conditions below the proposed development is considered acceptable.
- 7.2 Objectors originally made a number of objections to the proposal on various grounds such as the proposal being a form of overdevelopment that would be out of keeping with the character and appearance of the area, insufficient parking and its impact on residential amenity in terms of loss of light. In response to these the application was deferred from the 29 November 2016 Committee where Members sought additional information. That additional information, including a full BRE report, has now been provided and this confirms the original recommendation that, although things will change for people living nearby, the impacts will not be so significant so as to justify withholding planning consent.
- 7.3 The proposal complies with adopted planning policies and would not result in any demonstrable harm to the character and appearance of the area, residential amenity or highway safety and on this basis approval is recommended.

8. Recommendation

Having regard to the above assessment, it is recommended that the application is **approved** subject to the following conditions:

1. (C51 Time Limit) - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

2. (C61 Approved Plans Revised) - The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. (C08 Materials to Match) - The external finishing materials shall match those used in the construction of the existing building.

Reason: To ensure a satisfactory appearance.

4. (C25 No Additional Fenestration) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

5. Notwithstanding the submitted details the development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

6. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

7. The development shall not commence until an Energy Statement has been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 8% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

8. Prior to commencement of works a BREEAM Domestic Refurbishment pre-assessment (or relevant equivalent if this is replaced or superseded) establishing the feasibility of achieving a rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. If this target (or an agreed lesser target) is deemed feasible further evidence

shall be required to be provided in the following formats and at the following times:

- a. a design stage assessment, conducted by an accredited BREEAM Assessor and supported by relevant BRE interim certificates for each of the units, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- b. a post construction assessment, conducted by and accredited BREEAM Assessor and supported by relevant BRE accreditation certificates for each of the units, shall be submitted following the practical completion of the development and within 3 months of first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council, DMD49 & 50 of the Development Management Document and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

9. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 1 and 1 in 100 year storm event allowing for climate change. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, DMD61 of the Development Management Document, Policies 5.12 & 5.13 of the London Plan and the NPPF.

10. The development shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide a satisfactory appearance and ensure that the development does not prejudice highway safety.

11. Development shall not commence until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day as specified in the pre-assessment submitted with the scheme.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

12. The development shall not commence until details of biodiversity enhancements is submitted to and approved in writing by the Local Planning Authority. This shall include 5 bird and 5 bat tiles/bricks/ tubes.

Prior to first occupation, confirmation of bird/bat bricks/tubes/tiles shall be submitted and approved in writing by the Local Planning Authority. Details shall comprise a short letter report, to include a plan showing the location of the bricks and tiles and their specifications along with photographic evidence of their installation. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure that the biodiversity of the site is enhanced post development in order to comply with CP36 of the Core Strategy and to ensure that the council fulfil their obligations under the 2006 NERC Act.

13. The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity.

14. No less than 100% of the units hereby approved shall be built in accordance with Requirement M4(2) of Building Regulations and shall be maintained as such thereafter. Prior to occupation evidence of compliance with Requirement M4(2) across the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: This optional national technical standard will ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy, DMD8 of the Development Management Document and Policy 3.5 of the London Plan.

15. An occupation strategy confirming the nature of the proposed residential occupation for this property shall be submitted to, and approved in writing by, the Local Planning Authority prior to occupation. The development shall be maintained in accordance with the details approved thereafter unless otherwise agreed in writing.

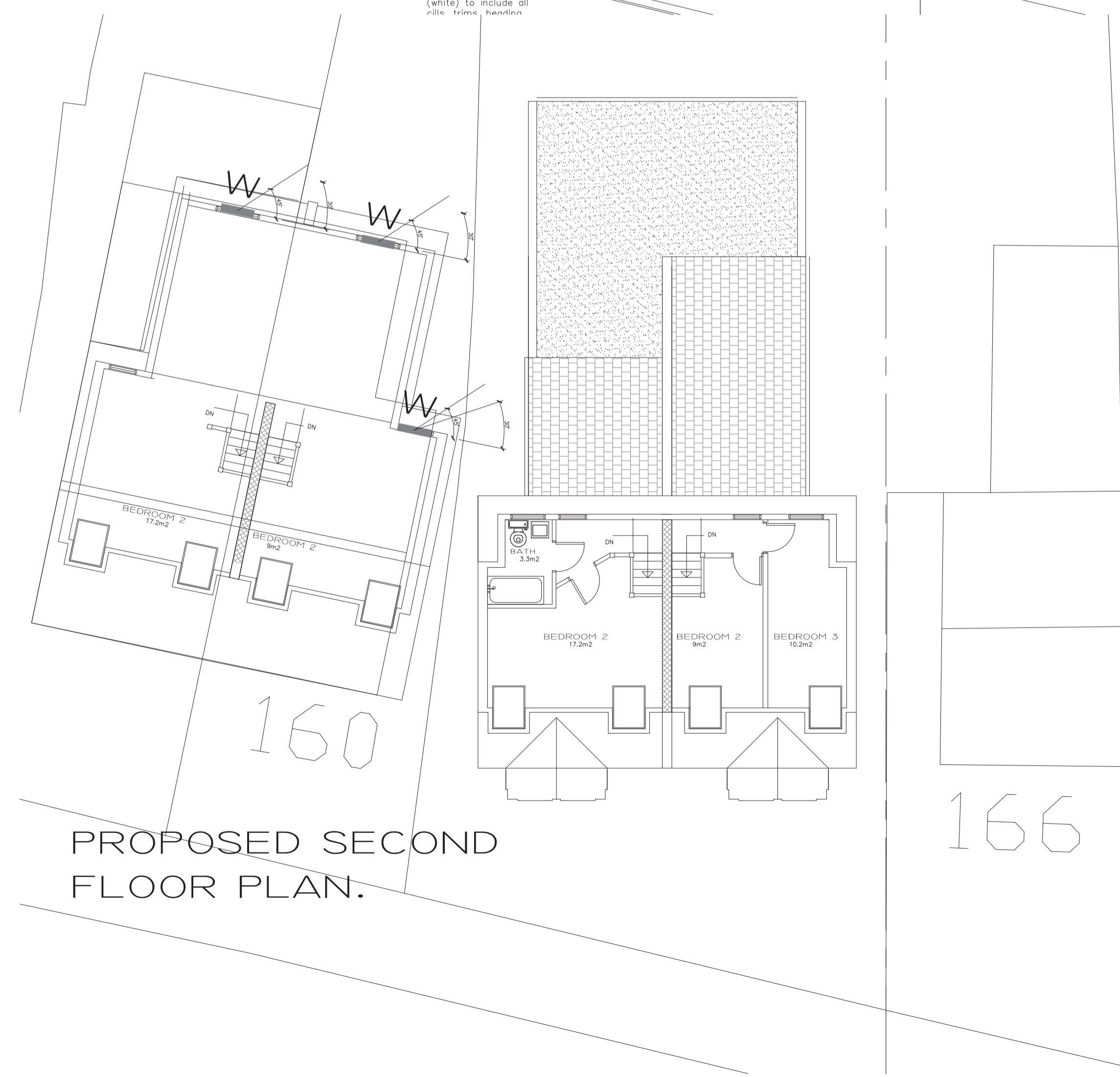
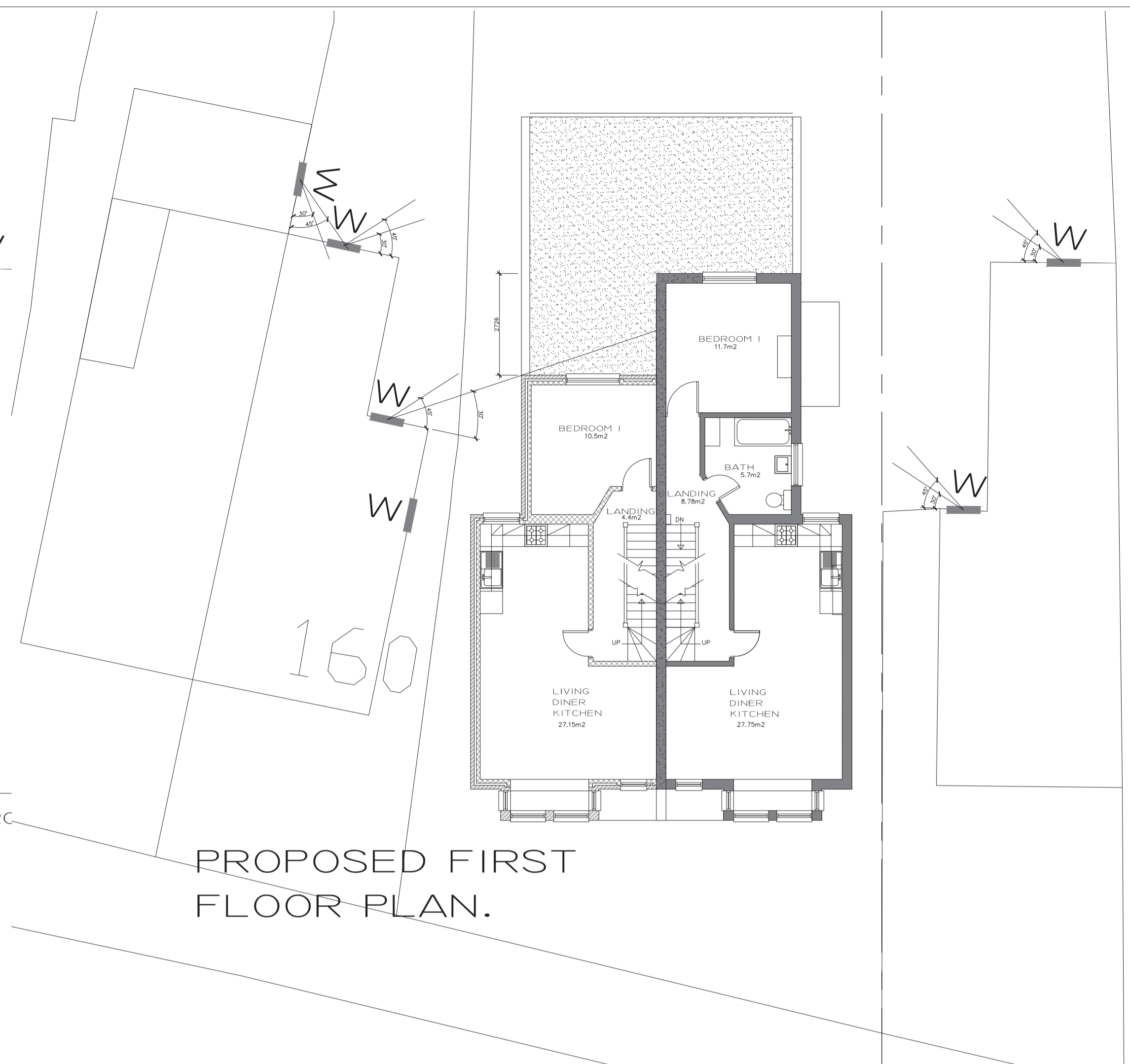
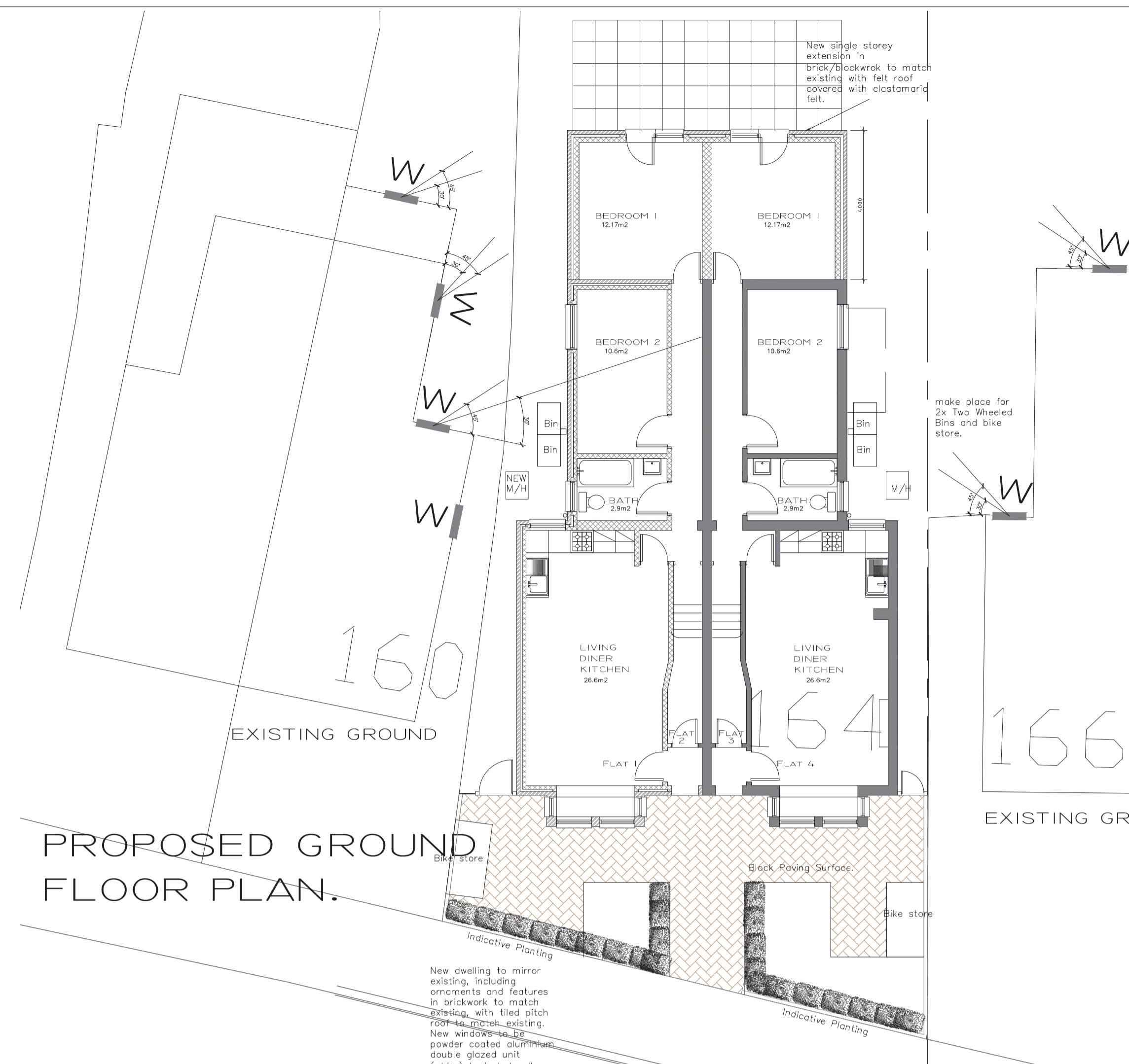
Reason: To ensure the use of the property meets an identified housing need from the Council's temporary housing list in particular, the need to provide accommodation for single family households in line with Policies CP2 and CP3 and Policies DMD2, DMD3 and DMD15 of the Development Management Document".

16. The development shall not be occupied until the existing vehicular access has been reinstated and replaced with an extension to the existing on street parking bays at the applicants' expense. This condition should be read in conjunction with the attached Informative.

Reason: In the interest of highway safety.

Informative:

The reinstatement of the vehicular access and on street parking involves work to the public highway and the creation of a Traffic Order. This can only be undertaken by the Council's Highway Services team, who should be contacted on the footway crossing helpdesk (020 8379 2211) as soon as possible so that the required works can be programmed.



New single storey extension in brick/blockwork to match existing with felt roof covered with elastomeric felt.

make place for 2x Two Wheeled Bins and bike store.

New dwelling to mirror existing, including ornaments and features in brickwork to match existing, with tiled pitch roof to match existing. New windows - 4x2m double glazed unit (white) to include all side frame handling.


Rev	Notes	Date
A	Relationship of window positions with neighbouring Properties.	Jan 2017
CAD File No: C:\p\h\enfield\enfield.dwg		
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STATUS
Planning Submission

CLIENT
Housing Gateway Limited

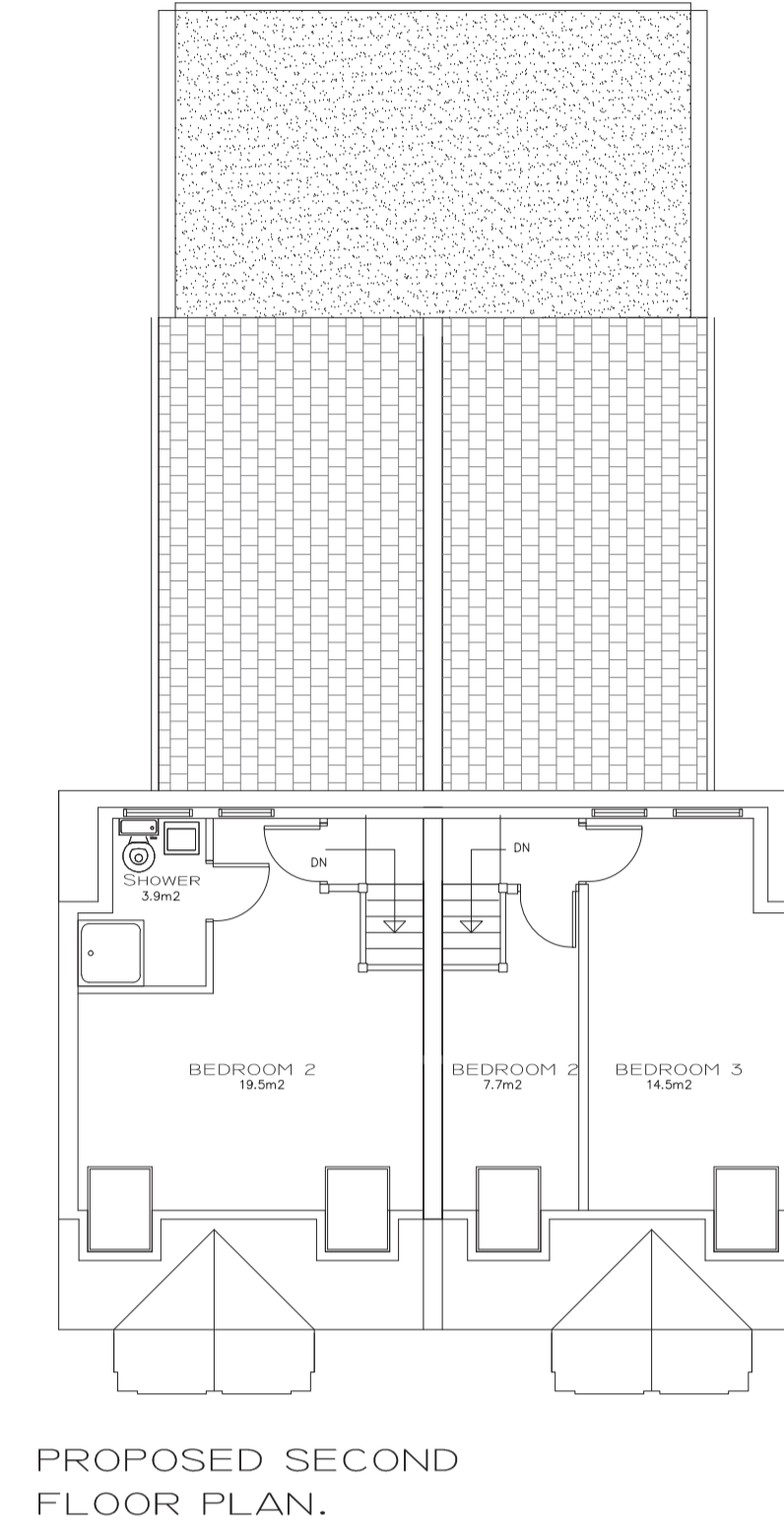
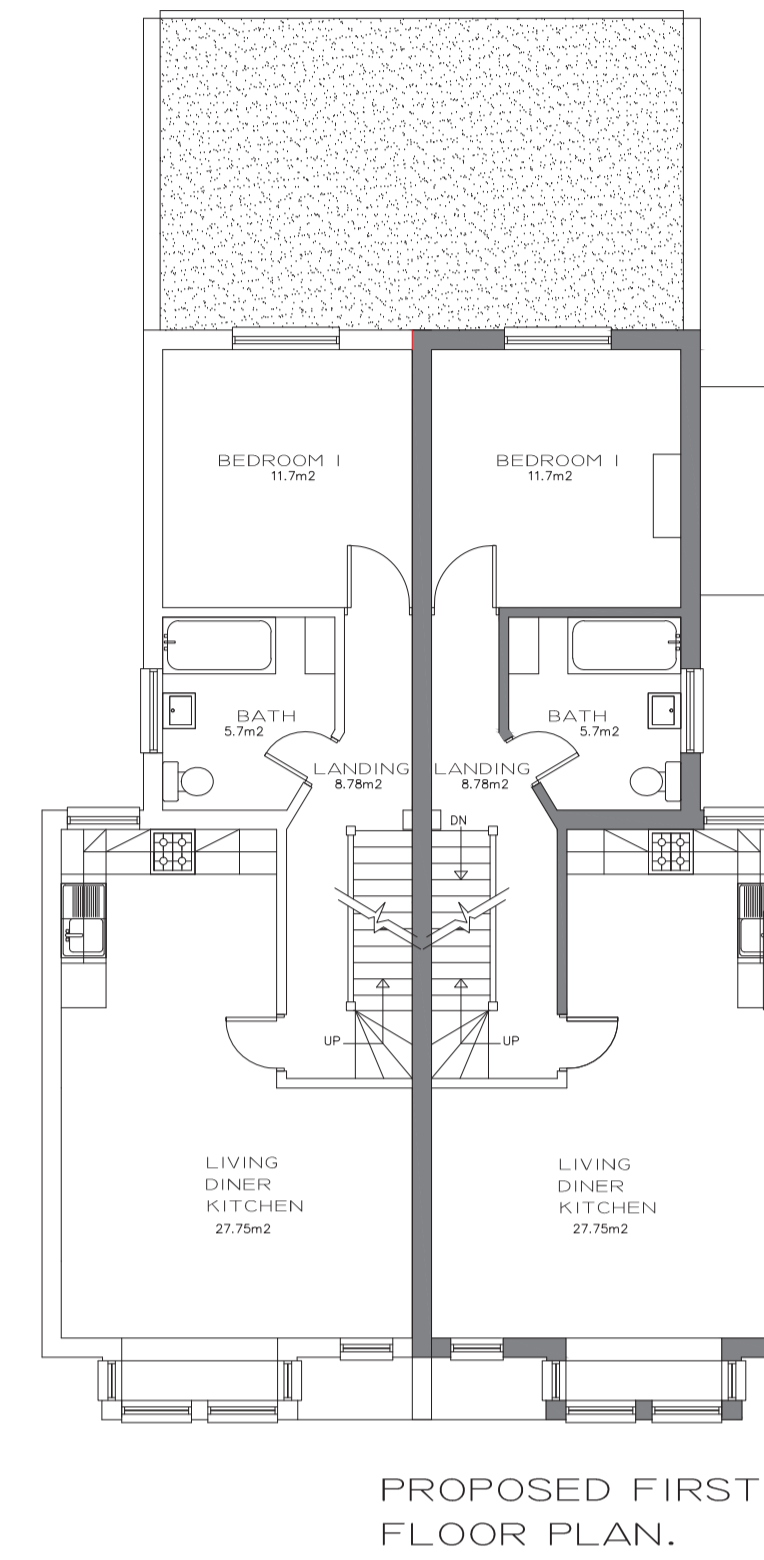
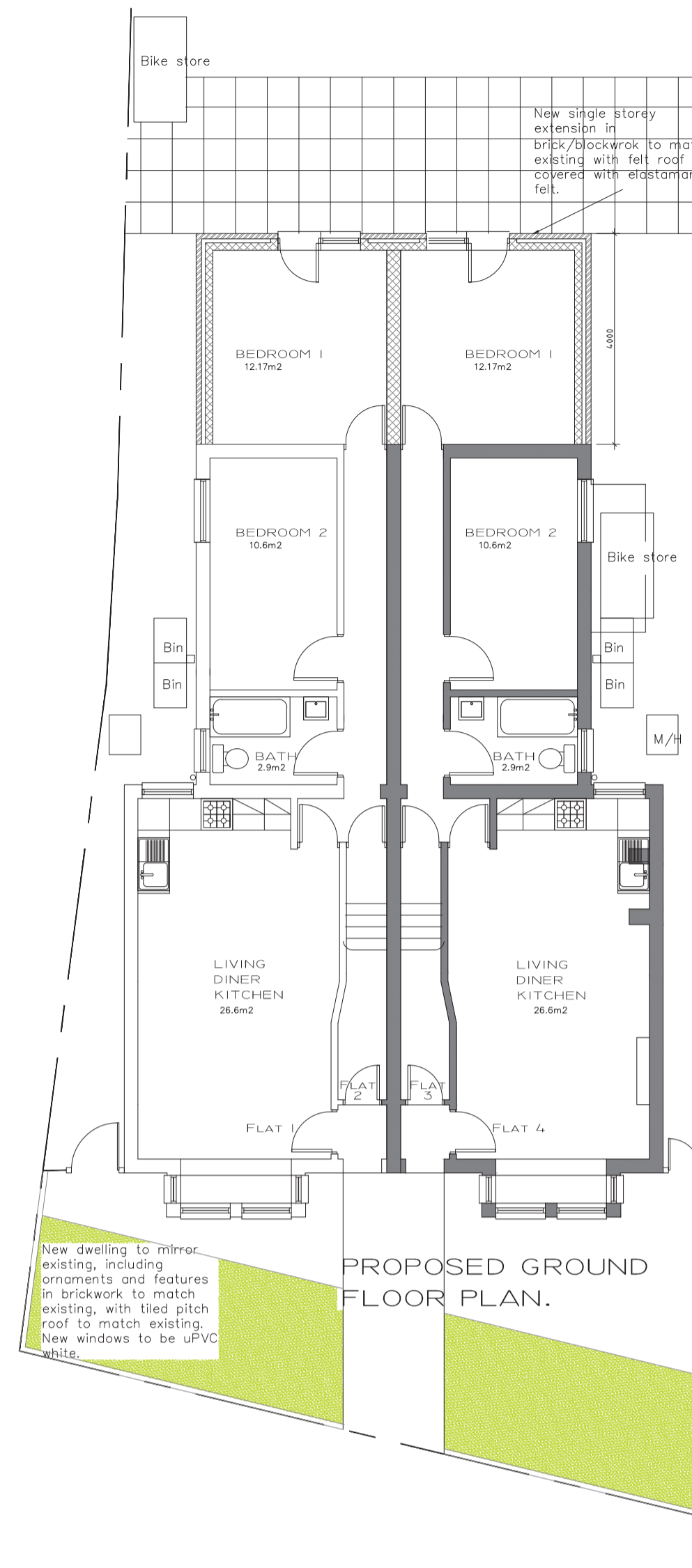
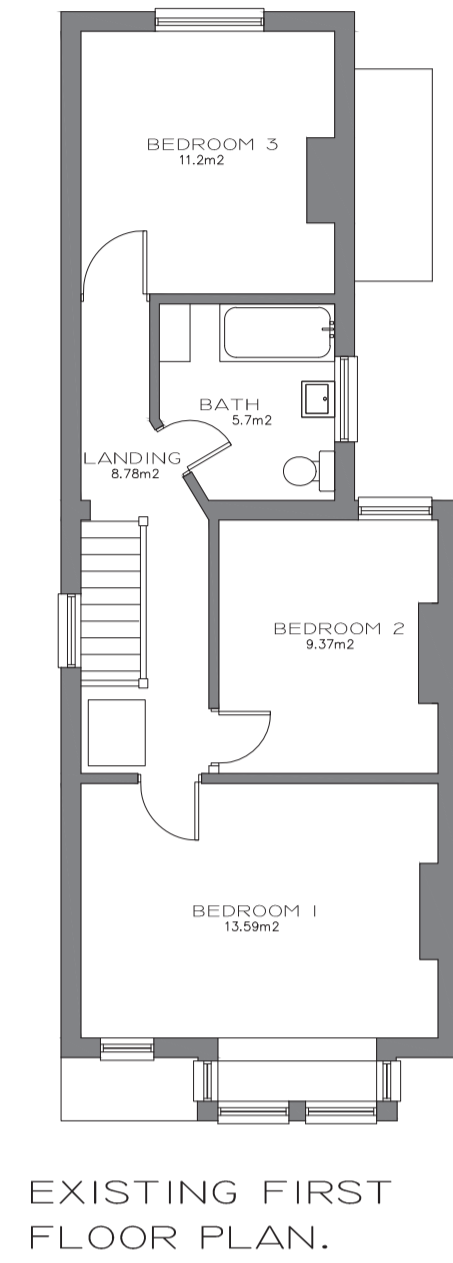
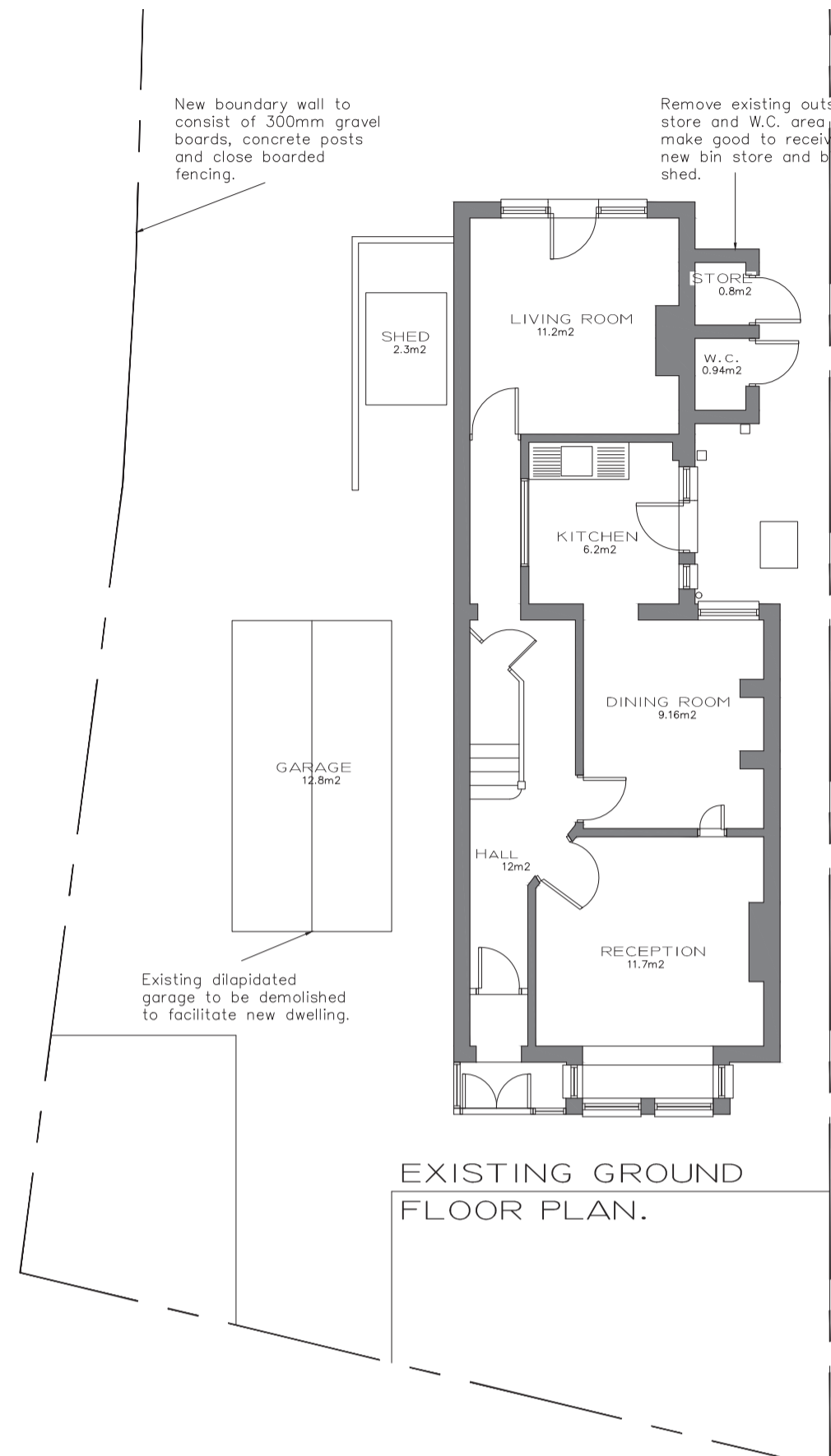
JOB TITLE
**164 Lavender Hill
 Enfield
 Middlesex EN2 8RP**

DRAWING TITLE
**Relationship of windows
 positions with neighbouring
 properties.**

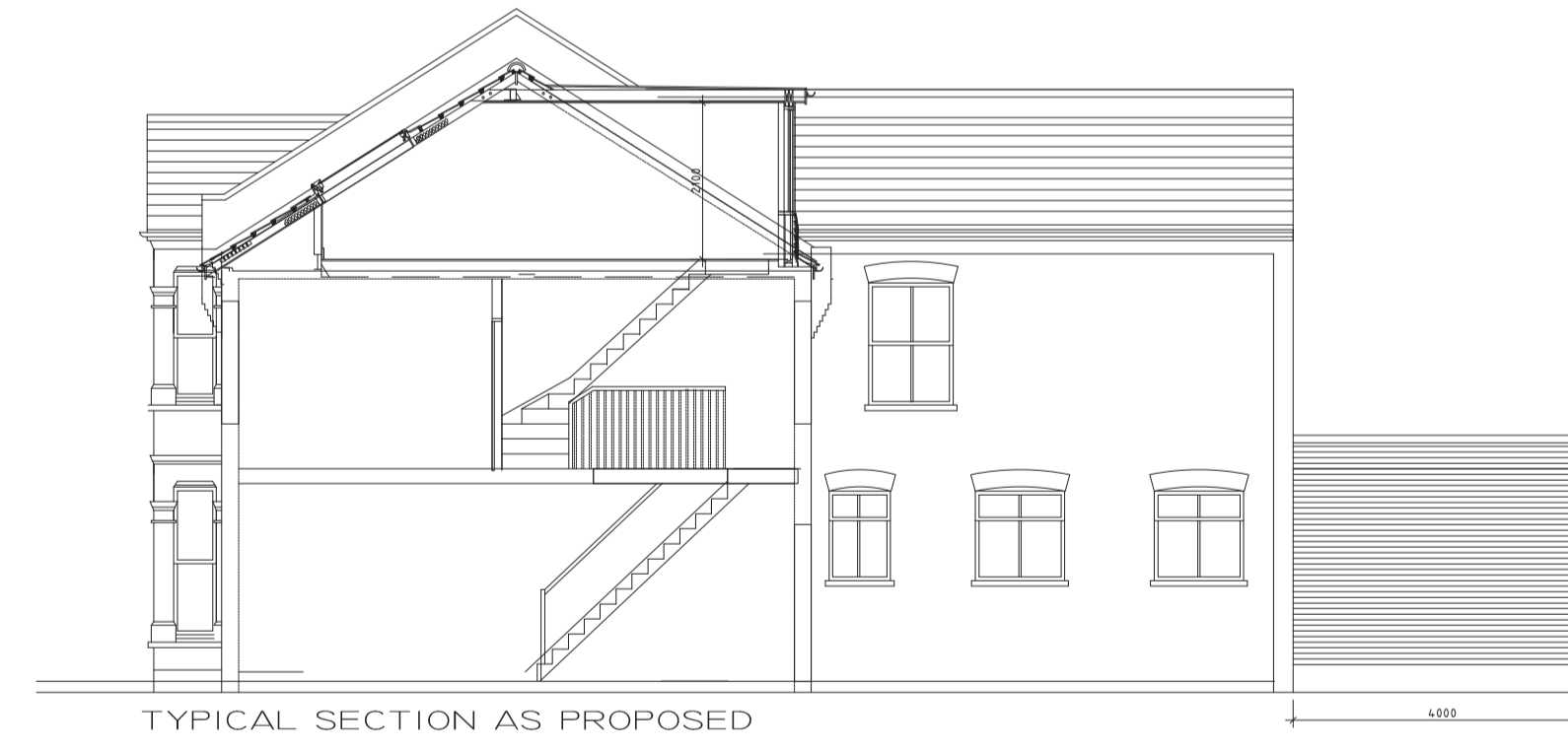


Chic Centre
 Silver Street
 Enfield
 EN3 3DQ
 Tel: 020 8375 1000
 Company registration no: 8528527

ARCHITECT I.S.O.	DRAWN	DATE
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SCALE	CHECKED	RIBA WORKSTAGE
1:100 @ A1	CCF	-
DRAWING NO.	REVISION	
H/004780-1/04	A	



GROSS INTERNAL AREA	
FLAT 1	: 60.8M2
FLAT 2	: 60.8M2
FLAT 3	: 77.5M2
FLAT 4	: 77.5M2



Rev	Notes	Date
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STATUS
 Planning Submission

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 Housing Gateway Limited

JOB TITLE
 164 Lavender Hill
 Enfield
 Middlesex EN2 8RP

DRAWING TITLE
 Existing & Proposed Plans
 3 x Two bed and
 1 x Three bed.



City Centre
 Silver Street
 Enfield
 EN1 3SD
 Tel: 020 8379 1000
 Company registration no: 8086227

ARCHITECT'S I.D.	DRAWN	DATE
1:100 @ A1	Parvinder	04/03/16
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